

United States Department of the Interior
National Park Service

SENT TO D.C.

10-28-08

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property:

Historic name: **South Shore Bungalow Historic District**
Other names/site number

2. Location

Street & number: **Bounded roughly by South Crandon Ave. (east), East 78th Street (south), South Clyde Ave. (west), and East 75th Street (north)** not for publication _____
City or town: **Chicago** vicinity _____
State: **Illinois** code: **IL** county: **Cook** code: **031** zip code **60645**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William L. Lohr SHPO 10-28-08
Signature of certifying official Date

Illinois Historic Preservation Agency
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

South Shore Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

State or Federal agency and bureau

South Shore Bungalow Historic District
Name of Property

Cook County, Illinois
County and State

4. National Park Service Certification

I, hereby certify that this property is:	Signature of Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet. determined eligible for the National Register	_____	_____
<input type="checkbox"/> See continuation sheet. determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing	
<u>293</u>	<u>25</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>72</u>	<u>175</u>	structures (garages)
<u>0</u>	<u>0</u>	objects
<u>365</u>	<u>200</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Chicago Bungalows

South Shore Bungalow Historic District
Name of Property

Cook County, Illinois
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling
Domestic/Secondary Structure (Garage)

Current Functions (Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling
Domestic/Secondary Structure (Garage)

7. Description

Architectural Classification (Enter categories from instructions)

Other: Chicago Bungalow

Materials (Enter categories from instructions)

Foundation **Concrete**

Roof **Clay Tile, Concrete Tile, Asbestos and Asphalt Shingles**

Walls **Brick, Wood Clapboard, Stucco**

Other **Limestone, Wood frame (Garages)**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

**Community Planning and Development;
Architecture**

Period of Significance: **1911 - 1930**

Significant Dates: **1911, 1930**

Significant Person (Complete if Criterion B is marked above): **N/A**

Cultural Affiliation: **None**

Architect/Builder: **Various**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) **See Continuation Sheet**

South Shore Bungalow Historic District
Name of Property

Cook County, Illinois
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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: **Historic Chicago Bungalow Association**

10. Geographical Data

Acreage of Property 37

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

A. 16 452240E 4622760N C. 16 452740E 4622760N

B. 16 452680E 4622360N D. 16 452400E 4622980N

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

South Shore Bungalow Historic District
Name of Property

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11. Form Prepared By

name/title: **Emily Ramsey**

organization: **Historic Chicago Bungalow Association** date: **March 19, 2008**

street & number: **One North LaSalle St, 12th Floor** telephone: **(312) 642-9900**

city or town: **Chicago** state **IL** zip code **60602**

Additional Documentation

Submit the following items with the completed form:
Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name **various owners**

street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper,

South Shore Bungalow Historic District

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National Register of Historic Places, 1849 "C" Street NW, Washington, DC 2024

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South Shore Bungalow Historic District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Narrative Description

Summary Description

The South Shore Bungalow Historic District is located on the southeast side of Chicago, roughly nine miles from the city's commercial center. The district encompasses the 7600 block of South Clyde Avenue, the 7500 and 7600 blocks of South Merrill Avenue and South Paxton Avenue, and the 7600 and 7700 blocks of South Luella Avenue and South Crandon Avenue. The area is roughly bounded by the alley south of 75th Street on the north, 78th Street on the south, the alley west of South Clyde Avenue to the west, and the alley east of South Crandon Avenue to the east. The district includes a total of 318 primary structures, including 229 Chicago bungalows and forty-one frame and stucco antecedent structures as defined by the registration requirements outlined in the Chicago Bungalow Multiple Property Listing. The district also includes eleven multi-family residential structures (primarily brick-two flat buildings) and nine single-family structures built within the period of significance. Built between 1911 and 1930 (the years of construction for the first and last bungalows in the district), the South Shore Bungalow Historic District reflects the transition between antecedent bungalow forms and the true Chicago bungalow form. Located approximately one mile west of Lake Michigan and one mile south of Jackson Park, site of the 1893 World's Columbian Exposition, the South Shore community developed significantly earlier than most areas within Chicago's bungalow belt. Approximately half of the homes within the district were constructed before 1920. Over eighty different architects and builders participated in the district's development, and no single developer dominated construction in the area. Consistent with most other Chicago bungalow neighborhoods, the growth and development of the South Shore district maintained a uniform scale and cohesiveness, despite the variety of participants. Adherence to unwritten rules regarding uniform setback and regular spacing between buildings gave a rhythm and continuity to the district's streetscapes. The bungalows and antecedent forms in the South Shore bungalow district share common features—low-pitched roofs with overhanging eaves, banded or grouped fenestration, decorative brickwork and limestone detailing—that emphasize the horizontality and tie the buildings to the landscape around them. With its mixture of frame, stucco, and brick structures, the South Shore district exhibits a natural variety of forms, textures, and colors that was sometimes lacking in Chicago bungalow communities.

The South Shore Bungalow Historic District contains sixteen buildings constructed past the period of significance (1911-1930), and nine of the 302 remaining buildings have been altered to such an extent as to render them non-contributing to the district. As in many bungalow neighborhoods, the South Shore district contains many examples of bungalows with dormer additions. Generally, these additions are set far back enough to leave the original façade intact and as such do not render the buildings non-contributing. The remaining 293 contributing primary structures in the district retain much of their early twentieth-century appearance, as outlined by the registration requirements of the Chicago Bungalow Multiple Property Listing.

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Site and Setting

The South Shore bungalow district is a quiet residential area that sits just south of 75th Street, a busy commercial thoroughfare. The district consists of twenty block faces, each divided into between thirteen to eighteen lots. Dimensions of lots within these blocks range from twenty-five feet to fifty feet in width and are uniformly 125 feet deep. Slight variations in lot width do occur throughout the district, particularly at corner lots, which tend to be larger than interior lots, and along the 7600 block of S. Crandon Avenue. Buildings face east and west along the five north-south streets which run through the district—South Clyde Avenue, South Merrill Avenue, South Paxton Avenue, South Luella Avenue, and South Crandon Avenue. All of the streets in the district are designated for one-way traffic. The right-of-way on each block face includes street lawns fronting the street pavement, as well as sidewalks between the street lawns and the property lines of the individual building lots. In general, buildings are set back approximately thirty feet from the street.

Footprints range from as little as 875 square feet to 1689 square feet, but average between 950 to 1200 square feet. The bungalows typically occupying twenty to thirty percent of the total lot space, leaving room for modest backyard flower and vegetable gardens and garages. Frame and brick garages approximately twenty by thirty feet occupy the rear portion of most of the district's bungalow lots. Garages that serve interior lots generally face the alley, while those associated with corner bungalows tend to face the side street for easier access. The South Shore District contains 72 garages that date from the period of significance. For the most part, these garages are simple, utilitarian brick or frame structures that mimic the formal composition of the more prominent bungalows only in their overhanging eaves and low-pitched hip roofs. Many of the frame garages are now covered in aluminum or vinyl siding and almost all feature replacement garage doors.

Materials and Stylistic Variation

As Chicago bungalows, all of the contributing bungalows within the South Shore Bungalow Historic District are one and-one-half story rectangular brick structures with low rooflines, overhanging eaves, and brick and limestone detailing. Bungalows occupying corner lots in this district have face brick on both street-facing elevations, while bungalows on interior lots generally feature face brick only on their façades. Finished brickwork on many of these interior bungalows extends only to the edge of the main mass of the house, ranging anywhere from a few inches to several feet around the front corners of the buildings depending on the entrance configuration. Side entrance bungalows tend to have face brick that extends to just past the entrance on that elevation. The remaining elevations are of Chicago common brick laid in common bond. Secondary materials include wooden elements used to construct frame dormers, window frames, exterior doors, front porch framing on open front porch bungalows, and rear sleeping porches (many of which have since been enclosed), and limestone used for planter brackets, sills, copings, and decorative accents. Most of the bungalows in the district

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feature asphalt tile or sheet roofing in place of original asbestos shingles, although a few larger bungalows retain original clay tile roofs.

Like most Chicago bungalow neighborhoods, the homes in the South Shore District follow a predictable pattern of development. Early bungalows in the district were stucco and frame antecedent forms, simply designed and modest in size, costing only between \$1800 and \$3000 to build. Between March of 1911 and December of 1914, twenty-one stucco bungalows and ten frame bungalows were constructed in the district, confined mainly to Crandon and Merrill Avenues. A typical example of these early residences is 7641 South Merrill [Figure 1], designed by architect P. Hale for developer Charles Miller. The rectangular, hipped-roof stucco bungalow, one of a group of four constructed by Miller in 1913, originally featured a full, integrated open front porch with an offset front entrance, a design feature that was popular in early bungalow forms from the 1910's. The porch was enclosed with casement windows, most likely in the 1920s or 1930s, by homeowners who preferred the practicality of year round space to the luxury of an outdoor room. The stucco bungalows at 7631, 7635, 7636, 7637, 7638, and 7642 South Merrill provide further proof of the popularity of enclosing open front porches. The stucco bungalow at 7610 South Crandon Avenue [Figure 2], designed by architect J. E. Schiller in 1916, exhibits a less common center entrance plan.

The first true Chicago bungalow constructed in the South Shore District closely followed the design trends established by Charles Miller's stucco and frame bungalows. The brick bungalow at 7523 South Paxton Avenue [Figure 3], designed by Chicago architect Ernest Braucher for developer Harmond Jacobs in 1915, features a hipped roof, front-facing hipped dormer and an integrated open front porch extending the entire width of the façade. The porch, supported by corner brick piers and solid brick half-walls, covers an offset front-facing entrance accessed by concrete stairs with limestone-capped brick wing walls. Brick, stucco, and frame bungalows continued to be built throughout 1915—including a group of five frame bungalows on the 7600 block of Luella [Figure 4] designed by Ernest Braucher for Charles Miller in October of 1915—but by mid-1916, new construction consisted almost exclusively of brick bungalows. Bungalows constructed in the district through the late 1910s and into the early-1920s showed little variation on this basic bungalow plan. Architects and builders in the South Shore district built primarily simple brick bungalows with flat or slightly projecting front bays, groupings of standard double hung or casement windows, recessed corner or side entrances, and minimal limestone detailing. The bungalows at 7527 South Merrill and 7612 South Clyde [Figures 5 & 6], completed in 1917 and 1920, are typical examples from this period.¹

By 1923, architects and builders in South Shore were beginning to experiment more with the basic bungalow form, adding interest and variation with more complex rooflines and decorative detailing. Swedish-born carpenter

¹ 7527 S. Merrill was designed by architect J. E. Schiller for Joseph Citti; 7612 South Clyde was built by E. W. Johnson.

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Hjalmar Nystedt and German-born architect J. J. Kocher constructed eight bungalows on the 7600 block of South Paxton Avenue [Figure 7] that feature a hipped roof interrupted by an offset, front-facing gable. Flared pilasters mark the front window bays, and variations in brick color and Prairie-inspired limestone detailing help to differentiate each bungalow in the group. 7701 South Crandon Avenue [Figure 8], another Nystedt and Kocher bungalow completed in 1924, features a hipped roof interrupted by a center cross gable, one side of which covers the raised side entrance. Bands of casement windows are connected by a continuous limestone stringcourse, and decorative brick banding along the façade provides additional horizontal emphasis.

Architects like Braucher, Lund, Kocher, and Schilling made relatively minor changes to the basic Chicago bungalow form and created a large group of similar homes in the South Shore district that were not immediately recognizable as the work of any specific architect. In contrast, the six bungalows that architect James Earl Bacon designed on the 7700 block of South Luella and the 7600 block of South Crandon were distinctive interpretations of the popular building type. Bacon's steeply-pitched, multiple rooflines and projecting front bays borrowed elements from Mediterranean and Tudor Revival and served to set his bungalows apart from the rest of the homes in the district. 7658 South Crandon Avenue [Figure 9], designed by Bacon in 1924 for physician John F. Bessler, features a strikingly steep hipped roof, a flat facade with an offset projecting polygonal bay, and a Tudor-inspired side gable with a round-arched entry and three-sided window bay. Bacon's design for 7721 South Luella [Figure 10] features a hipped roof with a front cross gable, and a centered polygonal bay with a flat roof and substantial limestone and brick cornice. Frost Building Company, working with architect J. Flots, also experimented with classical and revival-style details on the basic bungalow form. In Flots' design for 7730 South Luella [Figure 11], limestone classical columns separate the round-arched windows, and pilasters flank the front entrance.

Typical of most Chicago bungalow neighborhoods, the most elaborate bungalows in the South Shore district were constructed during the final phase of development, from 1926 to 1930. These large bungalows generally occupied corner lots and featured substantial projecting polygonal front bays, recessed or side entrances, art glass windows, and more elaborate limestone and brick detailing. The bungalow at 7758 South Crandon [Figure 12], designed by Anders Lund for attorney Merrill Egeland in 1928, and the bungalow at 7759 South Luella [Figure 13], designed by architect E. G. McClellan for developer A. F. Kozlowski, are typical examples of these late 1920s Chicago bungalows.

The majority of the properties built in the South Shore district were the work of over thirty-five builders and developers who constructed homes on speculation in large and small groups. Charles Miller, by far the most prolific developer working in the district, constructed thirty-five homes on the 7600 blocks of South Luella Avenue, South Crandon Avenue, and South Merrill Avenue between 1915 and 1920. Most of these homes—a mixture of stucco, frame and brick bungalows—were designed by Ernest Braucher. Hjalmar Nystedt and his brother, Henning, constructed seventeen homes in the district; E. A. Larson built twelve homes on the 7700

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block of South Crandon, and Frost Building Company completed eleven homes between 1927 and 1928, all designed by an architect named J. Flots, on the 7700 block of South Luella. The remaining buildings in the district were constructed singly or in groups of two to four at a time by small developers, individual builders, and men who were simply building a home for their families. Not surprisingly, many of the builders, architects, skilled craftsmen who built in the district—including Charles Miller, Henning Nystedt, Charles Johnson, and J.E. Schilling—constructed homes for themselves in South Shore. Builder Charles Johnson, a Swedish-born carpenter who immigrated to the United States in 1903, built a substantial home for his family at 7601 South Merrill [Figure 14]. The bungalow, a hipped roof structure with recessed front-facing entrance and front-gable flat front bay, took almost two years to complete at a cost of \$9,000.

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Statement of Significance

The South Shore Bungalow Historic District meets the National Register Criteria outlined in the Chicago Bungalow Multiple Property Listing. With 293 contributing primary resources, 270 of which are brick Chicago bungalows or stucco and frame antecedent forms developed between 1911 and 1930, the district meets National Register Criterion A for local significance by being associated with events that contributed to broad patterns of Chicago history—the promotion of single family homeownership for city residents, countering the twentieth century trend towards increasing residential density that characterized Chicago's contemporary apartments and tenements. For Criterion A the years of significance are 1911 to 1930, representing the first and last years of significance construction within the district.

Possessed of a high degree of original architectural and urban integrity, the district also meets National Register Criterion C for local significance by embodying the characteristics of a distinctive type, period and method of residential construction—the bungalow. Early Chicago bungalow neighborhoods like South Shore offered working class families the opportunity to own solid, thoughtfully designed homes and build communities within a quiet residential setting. The South Shore Bungalow Historic District, which was built primarily in the years immediately prefacing and following American involvement in World War I (1914 to 1917 and 1919 to 1923), reflects the evolution of the Chicago bungalow, as frame and stucco antecedents gave way to the brick forms that would remain popular throughout the 1920s.

The South Shore Bungalow Historic District maintains a strictly residential urban pattern that in sharp contrast to Chicago's nineteenth century communities, where residential and commercial and industrial activities overlapped in the built environment. Thus, South Shore and other bungalow neighborhoods, with their distinctive land use patterns that anticipated Chicago's 1923 adoption of comprehensively zoned land uses and building restrictions, also represent a distinctive type as encompassed by National Register Criterion C. For Criterion C the years of significance are 1911 to 1930, indicated the dates of construction of the first and last significant buildings in the district.

Historical Summary

The development of the South Shore Bungalow Historic District in the 1910s and 1920s was characterized by the rise and enormous popularity of Chicago bungalow neighborhoods between 1907 and 1930. Between 1900 and 1930, Chicago's population doubled as 1.5 million additional residents settled into the city. During this same period, the number of owner-occupied housing units in Chicago rose from 86,435 in 1900 to 261,750 in 1930.

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The tens of thousands of one-and-one-half story brick bungalows built in the city's outlying neighborhoods between 1910 and 1930 stood at the forefront of the expansion of single-family homeownership. Built together, many times in entire blocks, to form a veritable belt around the center city, the Chicago bungalow created an entirely novel form of Chicago urbanism. While facilitating the American dream of homeownership for many Chicago residents, neighborhoods like South Shore created a harmonious, aesthetically and culturally cohesive landscape from open prairie and farmland.

The community area known as South Shore was originally a handful of small settlements in the southern portion of Hyde Park Township. These communities, including Essex, Bryn Mawr, Parkside, Cheltenham Beach, and Windsor Park, were primarily inhabited by steel mill workers drawn to the area by the Illinois Central Railroad, which had established numerous stations on the eastern and southern boundaries of Jackson Park (then called South Park) by 1889, when Hyde Park Township was annexed by the city of Chicago. 2 Proximity to the lakeshore and to Jackson Park, the site of the 1893 World's Columbian Exposition, "prompted the sale of land and building lots and a subsequent housing explosion" in these small communities.³ As early as 1888, the *Chicago Daily Tribune* had declared that the area around Windsor Park, with its quickening train service, unspoiled shoreline, and relatively inexpensive land prices, was a "place of which great things are predicted in the near future".⁴ The prediction proved somewhat accurate. In the early 1900s, affluent families fled to South Shore from nearby Washington Park in an effort to escape immigrant and African American populations that were moving into the area. In 1905, these new residents built the Jackson Park Highlands, an exclusive residential community filled with grand homes along the southern boundary of Jackson Park. One year later, they established the South Shore Country Club, "a posh 67-acre lakeside playground" that was open only to white Protestants. 5 The Windsor Park Golf Club, bounded on the north and south by 75th Street and 79th Street and on the east and west by South Colfax Avenue and South Yates Avenue, provided additional recreational opportunities for South Shore residents.⁶

2 "South Shore," *Encyclopedia of Chicago*, (<http://www.encyclopedia.chicagohistory.org/>) and Railway Map of Chicago and Environs, 1879, published by R W Dobson and George W. Waite, reprinted by the Chicago Historical Society.

3 Ibid.

4 "Windsor Park," *Chicago Daily Tribune*, 15 July 1888, p8. The newspaper defined Windsor Park as the land "on the lake, between 71st and 79th Streets".

5 "South Shore," *Encyclopedia of Chicago*. "To Build Many Houses," *Chicago Daily Tribune*, 8 August 1905, p.12. "South Shore Sale of Bonds \$412,800," *Chicago Daily Tribune*, 1 May 1915, p. 9. In 1915, a new Moorish clubhouse, "one of the costliest country houses in the United States", was constructed in the South Shore Country Club. The building featured "a large sun parlor ... facing the lake" and interior decorations modeled on the Metropole Hotel in Brighton, England.

6 Sanborn Map date 1911, (get reference from online) "\$478,000 Paid for Old Golf Club Grounds: Windsor Park Tract Made Into

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Although much of this early development in South Shore reinforced the community's reputation as an upper-middle class enclave, areas farther west of the lakefront, including the patch of land between South Crandon Avenue and South Clyde Avenue, would yield more modest housing during the 1910s and 1920s, when demand for affordable single family homes brought bungalows to South Shore. Although portions of the land within the district were first subdivided as early as 1866, only three buildings in the South Shore bungalow district pre-date 1910—an 1894 frame building at 7619 South Paxton and two 1908 frame cottages on the 7500 block of South Merrill.⁷ The first bungalow in the district, a stucco structure completed in 1911 by developer G. N. Moore, set the tone for the first of two waves of construction that would fill the district with bungalows. The bungalow at 7617 South Crandon Avenue [Figure 15] is a simple flat front structure with a centered entrance, low-lying hipped roof and generous overhanging eaves. The house, which cost \$2000 to build and occupies just over 1000 square feet, was sold to William Evans, a New York-born civic engineer who shared the home with his wife and young son.⁸

Because the South Shore bungalow district developed primarily in the 1910s, a large number of the bungalows are stucco and frame antecedents to the brick Chicago bungalow form. Many of these early bungalows were built by Charles Miller, an amateur builder who lived in the district at 7655 South Merrill (a house that was demolished and replaced with a mid-20th century apartment complex) during the 1910s and 1920s. Miller stayed close to home when building his first group of bungalows on the 7600 block of South Merrill Avenue. 7637 South Merrill [Figure 16], one of seven stucco bungalows built by Charles Miller in late 1913 and early 1914, is a representative example. The bungalow, designed by architect P. Hale, features a hipped roof with hipped, front-facing dormer and an integrated open front porch (now enclosed with windows) sheltering an offset front entrance. Frame examples, such as the bungalow at 7641 South Crandon Avenue [Figure 17], constructed in 1914, followed the same basic formula—clean, rectangular forms with simple hipped or gabled rooflines, centered or offset entrances accessed by full or partial front porches, multiple groupings of casement or double hung wood windows, and minimal detailing. These stucco and frame antecedent bungalows, forty-four in all, were confined primarily to the east side of the district, on South Crandon, South Luella, and South Merrill

Apartment House Subdivision," *Chicago Daily Tribune*, 17 December 1919, p. 22. Successful South Shore developer Charles Ringer purchased the 80 acre tract, renamed it the South Shore subdivision, and began selling lots for brick apartment houses.

⁷ The earliest subdivision in the district was Carolin's Subdivision of the West ½ of the South East ¼ of Section 25, Township 38, Range 14, recorded on August 13, 1866. Records held at the Cook County Recorder of Deeds. Chicago Building Permits available on microfilm at the Richard M. Daley Library, University of Illinois –Chicago.

⁸ Fourteenth and Fifteenth Census of the United States, Population Schedules for Cook County, IL. City of Chicago Building Permits dated 1894-1911.

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Avenues.

The first brick bungalow constructed in the district was designed by prolific bungalow architect Ernest Braucher for builder Harmond Jacobs in 1915. With its open front porch, offset entrance, hipped roof and hipped front dormer, the bungalow at 7523 South Paxton Avenue was identical in form to its stucco and frame predecessors. Jacobs' next brick bungalows, a group of three homes on the 7600 block of South Paxton designed by architect J. E. Schiller in 1916, showed more of a departure from earlier bungalows while still remaining well within the framework established by the first homes in the district. 7647 South Paxton Avenue [Figure 18] featured a hipped roof, projecting square front bay with bands of double hung windows along a continuous limestone sill, and an unusual ground level offset front entryway. Once brick bungalows were introduced into the district, brick quickly eclipsed frame and stucco building. In 1915 and 1916, brick, stucco and frame bungalows went up side by side in South Shore. After 1917, however, all of the homes constructed in the district were made of brick.⁹

1917 also marked the end of the first major period of construction in the South Shore bungalow district, which had begun in 1914. In those four years, seventy-five homes were completed in the district. After a brief lull in 1918, construction picked up once again in 1919, as the end of World War I brought a flood of soldiers and newly immigrated families into the city. The bungalows built between 1919 and 1923, during the district's second building boom, are more varied and show the beginnings of the evolution that the Chicago bungalow would undergo during the 1920s. During this time, architects and builders began experimenting with different floor plans, more complicated rooflines, and more elaborate and stylistic detailing for the bungalow form.

Some of these attempts at variation were in response to the criticism that arose in the 1910s regarding the monotonous, "pea-in-a-pod" effect of row upon row of tightly-packed identical bungalows. Architects and developers not only made a concerted effort to differentiate their designs from other builders on the same block, but also began to create planned diversity among bungalows that they constructed as a group. Often, this effect could be easily accomplished by alternating different brick colors, window groupings, entrance locations, and limestone detailing. The bungalows at 7600, 7602, 7606, 7610, 7614, 7618, 7620, 7624, and 7626 South Paxton [Figure 19], designed by J. J. Kocher for builder Hjalmar Nystedt in 1922 and 1923, illustrate the effectiveness of such simple and economical changes, which allowed for a varied streetscape with no added cost.

Although not everyone was pleased with the aesthetics of these new bungalow neighborhoods, the advantages to such standardized building practices were obvious. The cost of constructing a bungalow in South Shore ranged

⁹ Chicago Building Permits, 1911-1929.

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from \$1,800 for a simple stucco bungalow to over \$10,000 for an elaborate brick bungalow, a range wide enough to accommodate factory workers and physicians, office clerks and small business owners.¹⁰ With newly available financing options, working class families could buy a solidly built, well-designed brick bungalow in a clean, safe, new residential neighborhood for a few hundred dollars down and \$20 monthly payments. Builders also applied this bungalow template to brick apartment buildings in the South Shore district. Two-flat apartment buildings shared many common elements with the surrounding bungalows, including squared or polygonal front window bays, recessed corner or side entryways, and limestone details. 7514 South Paxton Avenue [Figure 20], one of three two-flats built by John Hugh in 1921, features a two-story square bay projecting from the main mass, with grouped double hung windows, a parapet above a limestone cornice, and geometric limestone details. The recessed two-story entry bay on the south side of the building houses the main entrance to the building, which is decorated with a substantial limestone surround.

By the end of 1923, a majority of the homes in the South Shore bungalow district had been completed. As the pace of construction slowed, more substantial and elaborate bungalows were constructed to fill the remaining empty lots. As in many bungalow districts, the most impressive examples of these later bungalows tended to be located on corner lots. Although land on a corner lot was more expensive, the location allowed a house to be shown to its best advantage. 7759 South Luella Avenue, [Figure 13] designed by E. G. McClellan and built by A. F. Kozlowski at a cost of \$10,000 in 1927, is a representative example of these later bungalows. The 1700-square-foot bungalow features a front gabled roofline with side gable dormers. The projecting polygonal front bay is punctuated by oversized leaded-glass casement windows with round-arched transoms. The entire bungalow is encased in pale yellow face brick, with brick and limestone detailing. The primary entrance, located on the south side of the building, is a flush round-arched doorway covered with a cloth awning. These bungalows, along with the handful of substantial brick Georgian and Tudor Revival style residences built in the district during the late 1920s, reflect the increasing prosperity of those who built homes in the neighborhood towards the end of the decade. ¹¹

The South Shore bungalow district drew families from a diverse array of ethnic and economic backgrounds together around the common goal of homeownership. Approximately twenty-five percent of the homes in the

¹⁰ Fourteenth and Fifteenth Census of the United States, Population Schedules for Cook County, IL. For example, William H. Elghammer, a pediatrician who immigrated from Sweden in 1914, lived with his family and live-in servant at 7642 S. Crandon; across the street, at 7643 South Crandon, lived John McCarthy, an electrician for the telephone company.

¹¹ The two-story brick Georgian at 7704 South Crandon, home of Germany-born physician George Mudor and his family, cost \$11,000 when it was built in 1925.

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district were owned by immigrant families; over sixty percent of American born heads of household in the district were children of immigrants. American, German, Irish and Swedish families predominated in the district, but over 20 different nationalities, including Austria, Bohemia, Canada, England, Denmark, France, Italy, Lithuania, Norway, Poland, Russia, Scotland, and Venezuela. While they were not quite as wealthy as the families living in Jackson Park Highlands or in the high-rise apartment buildings being constructed along Jeffrey Avenue and the lakeshore during the late 1920s, bungalow owners in the South Shore tended to be more white collar than blue collar.¹² In contrast to many Chicago bungalow districts, which mixed laborers, tradesmen, businessmen and professionals, the South Shore bungalow district housed a more homogenous, and affluent, class. The district was home to three dentists, four physicians and one surgeon, three pharmacists, four attorneys, five accountants, the owner of a paper mill, the vice president of a bank, and the assistant president of a gas company. Eight households in the district employed live-in female servants. Only one head of household in the district listed his occupation as "laborer" in the 1930 census. Households with more modest incomes were headed by men employed in white collar jobs, as salesmen or clerks, or as skilled tradesmen.¹³

The South Shore bungalow district extended the benefits of American middle-class homeownership to many first-time homebuyers. And, like many bungalow communities on the south side of Chicago, it continued to fulfill the dream of homeownership for underserved populations through the coming decades. This fact was underscored in the 1950s and 1960s when the neighborhood changed from a white middle-class community to a black middle-class community. Between 1940 and 1950 Chicago's non-white population rose from 282,244 to 509,437. Racial discrimination, racial violence, and restrictive real estate covenants forced many of these new residents to settle in historically black neighborhoods, raising densities and diminishing the housing and neighborhood quality. After World War II, and following the 1948 U. S. Supreme Court decision that held that restrictive racial covenants on real estate were unconstitutional and unenforceable, African Americans began to move out of older congested neighborhoods and to purchase homes in neighborhoods that had been previously limited to white residents. In many neighborhoods, including South Shore, violence accompanied this process. In April of 1964, the *Chicago Daily Defender* reported a bombing attempt at a frame bungalow at 6927 South Justine, which had recently been sold to a black family. Police reported that two gasoline-filled bottles were

¹² Harris, Neil. *Chicago Apartments: A Century of Lakefront Luxury* (Acanthus Press, 2004) p. 38-48. Examples of these high rise apartment buildings are: 6700 South Crandon Avenue (1927-1928) 6901 South Oglesby Avenue (1928-29), 2666 East 73rd Street (1927-28), and 7000 South Shore Drive (1926-27). Prices in these buildings ranged from \$6,000 for modest lower-floor apartments to over \$30,000 for a spacious penthouse. The owners of The Courtland at 2666 East 73rd Street christened their 13th floor 8 room penthouse "the bungalow", while residents of the Windsor Beach Apartments at 7321 South Shore Drive enjoyed access to a private beach, putting green, tennis courts, and rooftop gardens.

¹³ Fourteenth and Fifteenth Census of the United States, Population Schedules for Cook County, IL

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thrown at the home while the residents, the first black family to move onto the block, slept.¹⁴ There were many similar incidents as the black community settled into a broader area of the South Side. Some real estate dealers “panic peddled” among white residents, who quickly sold their homes at a loss and moved away. Thousands of middle-class black families settled into these established neighborhoods and formed tight-knit communities of their own. In 1930, only one black resident was recorded as living in the South Shore bungalow district. 22-year old Emma West, whose parents had moved to Illinois from Louisiana before she was born, worked as a live-in domestic servant for the Stone family at 7557 South Merrill Avenue.¹⁵ By 1960, the black population in the community had risen to 9 percent; by 1980, 95 percent of South Shore’s population was black.¹⁶

The racial character of South Shore changed, but it continued to play its historical role of accommodating middle-class and upper-middle class homeownership. Several of the homeowners who moved in during the tumultuous 1950s and 1960s still live in their bungalows, joined by a new generation of homeowners. Although redlining and commercial disinvestment contributed to a decline in neighborhood stability during the 1970s and 1980s, the community has experienced a revival during the past decades. Throughout its history, South Shore has remained “a choice destination for those desiring a congenial middle-class community on Chicago’s South Side”¹⁷.

¹⁴ “Probe Bombing of Home,” *Chicago Daily Defender*, 22 April 1964, page A2.

¹⁵ Fifteenth Census of the United States, Population Schedules for Cook County, IL.

¹⁶ “South Shore”, *Encyclopedia of Chicago*.

¹⁷ Ibid.

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Geographical Description, Boundaries, Conditions, and Non-Contributing Structures

Boundary Description

The South Shore Bungalow Historic District is located in Section 25, Township 38 North, Range 14 East, Chicago, Cook County, Illinois. The boundaries are as follows: starting at the intersection of the alley just south of East 75th Street and the alley between South Chappel Avenue and South Clyde Avenue, the boundary runs south along said alley to the southern lot line of 7622 South Clyde Avenue, running east along said lot line to the midpoint of South Clyde Avenue, turning south and running south along South Clyde Avenue to the intersection of South Clyde Avenue and East 77th Street, turning east and running east along East 77th Street to the alley between South Paxton Avenue and South Luella Avenue, turning south and running south along said alley to the diagonal line of the former B & O Railroad, running southeast to the intersection of East 78th Street and South Luella Avenue, then east along East 78th Street to the alley between South Crandon Avenue and South Oglesby Avenue, turning north and running north along said alley to the intersection of said alley with East 76th Street, turning west and running west to the intersection of the alley between South Paxton Avenue and South Luella Avenue, turning north and running north along said alley to the intersection of said alley with an alley just south of East 75th Street, turning west and running west along said alley, crossing South Clyde Avenue, to the point of beginning.

Boundary Justification

The boundaries of the district encompass ten residential blocks of primarily Chicago bungalows developed between 1911 and 1930, which form a cohesive and uniform landscape consistent with other Chicago bungalow districts. The irregularity of the district's boundaries reflect the fact that surrounding blocks did not contain an obvious (two-thirds) majority of Chicago bungalows, and thus did not meet the registration requirements for inclusion in the district as outlined in the Chicago Bungalow Multiple Property Listing. While a residential character persists directly east, west, and south of the boundaries, the area does not maintain the consistency of the district area. Commercial buildings line East 75th Street, a heavily traveled two-way street, marking a clear shift in neighborhood character north of the district. Relatively few significant alterations to the bungalows detract from their original expressions. The character of the neighborhood is further preserved by the continued use of its bungalows exclusively as private residences.

UTM REFERENCES

Zone 16

- A. 4622 760E 452 240N C. 4622 760E 452 740N
B. 4622 360E 452 680N D. 4622 980E 452 400N

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Figure 1: 7641 South Merrill Avenue

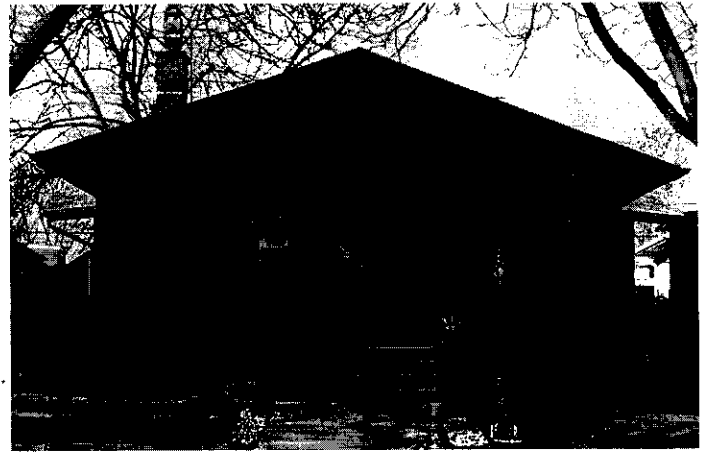


Figure 2: 7610 South Crandon Avenue



Figure 3: 7523 South Paxton Avenue



Figure 4: 7606 South Luella Avenue

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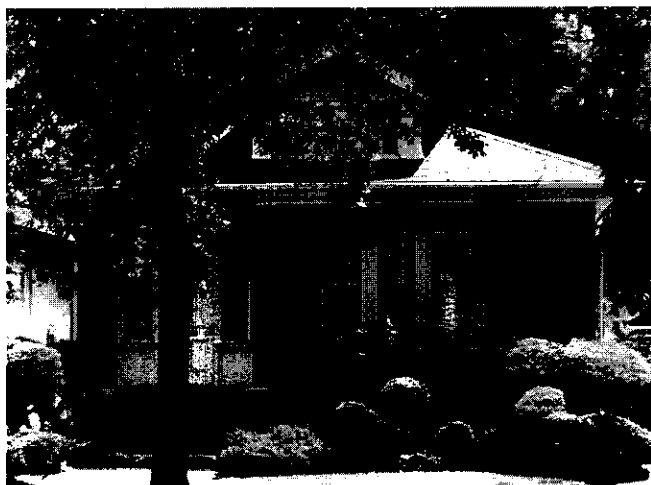


Figure 5: 7527 South Merrill Avenue



Figure 6: 7612 South Clyde Avenue



Figure 7: 7600 Block of Paxton, West Block Face

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Figure 8: 7701 South Crandon Avenue



Figure 9: 7658 South Crandon Avenue



Figure 10: 7721 South Luella Avenue

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Figure 11: 7730 South Luella Avenue



Figure 12: 7758 South Crandon Avenue



Figure 13: 7759 South Luella Avenue

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Figure 14: 7601 South Merrill Avenue



Figure 15: 7617 South Crandon Avenue



Figure 16: 7637 South Merrill Avenue

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Figure 17: 7641 South Crandon Avenue



Figure 18: 7647 South Paxton



Figure 19: 7610 South Paxton Avenue

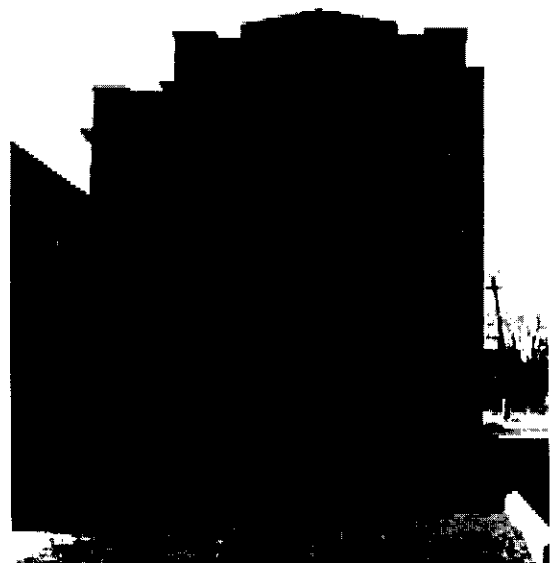


Figure 20: 7514 South Paxton Avenue

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District Boundary Map

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■ Non-Contributing - Integrity

■ Non-Contributing - Post-1930

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Photograph Continuation Sheet

South Shore Bungalow Historic District
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Continuation Sheet for Archival Photographs Included with Nomination

Date of Photographs: March 15, 2008

Photographer: Emily Ramsey for
Historic Chicago Bungalow Association
One North LaSalle Street, 12th Floor
Chicago, IL 60602

1. 7500 Block South Clyde Avenue, East Block Face, Looking South
2. 7500 Block South Clyde Avenue, West Block Face, Looking South
3. 7600 Block South Clyde Avenue, East Block Face, Looking South
4. 7600 Block South Clyde Avenue, West Block Face, Looking South
5. 7500 Block South Merrill Avenue, East Block Face, Looking North
6. 7500 Block South Merrill Avenue, West Block Face, Looking North
7. 7600 Block South Merrill Avenue, East Block Face, Looking North
8. 7600 Block South Merrill Avenue, West Block Face, Looking North
9. 7500 Block South Paxton Avenue, East Block Face, Looking South
10. 7500 Block South Paxton Avenue, West Block Face, Looking South
11. 7600 Block South Paxton Avenue, East Block Face, Looking South
12. 7600 Block South Luella Avenue, East Block Face, Looking North
13. 7600 Block South Luella Avenue, West Block Face, Looking North
14. 7700 Block South Luella Avenue, East Block Face, Looking South
15. 7700 Block South Luella Avenue, West Block Face, Looking South
16. 7600 Block South Crandon Avenue, East Block Face, Looking North
17. 7600 Block South Crandon Avenue, West Block Face, Looking North
18. 7700 Block South Crandon Avenue, East Block Face, Looking South
19. 7700 Block South Crandon Avenue, West Block Face, Looking South
20. 2300 Block 77th Street, North Block Face, Looking East
21. Typical Garage, behind 7701 South Crandon Avenue, Looking South
22. Typical Alley, behind 7700 Block South Crandon Avenue, Looking South

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■ Non-Contributing - Integrity

■ Non-Contributing - Post-1930

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District Boundary Map

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7. 7600 Block South Merrill Avenue, East Block Face, Looking North
8. 7600 Block South Merrill Avenue, West Block Face, Looking North
9. 7500 Block South Paxton Avenue, East Block Face, Looking South
10. 7500 Block South Paxton Avenue, West Block Face, Looking South
11. 7600 Block South Paxton Avenue, East Block Face, Looking South
12. 7600 Block South Luella Avenue, East Block Face, Looking North
13. 7600 Block South Luella Avenue, West Block Face, Looking North
14. 7700 Block South Luella Avenue, East Block Face, Looking South
15. 7700 Block South Luella Avenue, West Block Face, Looking South
16. 7600 Block South Crandon Avenue, East Block Face, Looking North
17. 7600 Block South Crandon Avenue, West Block Face, Looking North
18. 7700 Block South Crandon Avenue, East Block Face, Looking South
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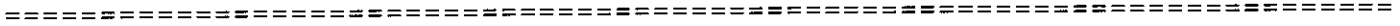
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Figure 1: 7641 South Merrill Avenue

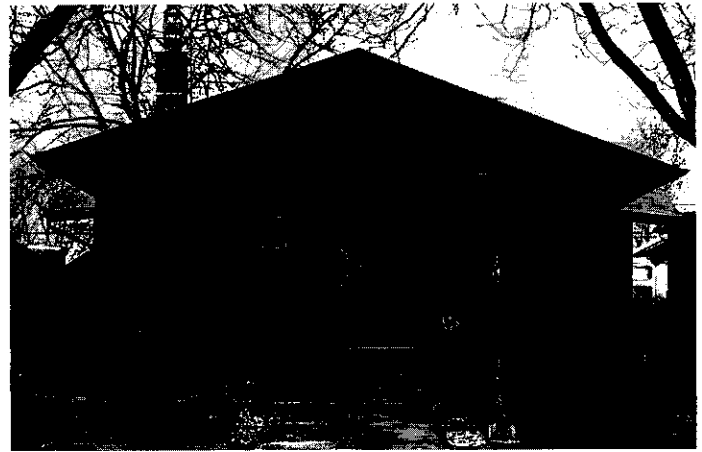


Figure 2: 7610 South Crandon Avenue



Figure 3: 7523 South Paxton Avenue



Figure 4: 7606 South Luella Avenue

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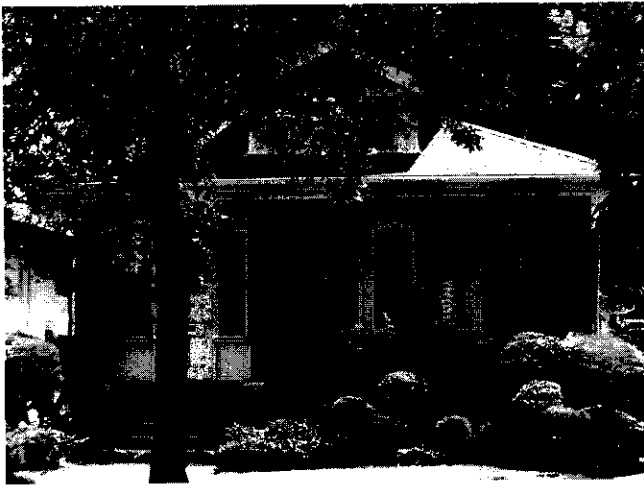


Figure 5: 7527 South Merrill Avenue



Figure 6: 7612 South Clyde Avenue



Figure 7: 7600 Block of Paxton, West Block Face

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Figure 8: 7701 South Crandon Avenue



Figure 9: 7658 South Crandon Avenue



Figure 10: 7721 South Luella Avenue

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Figure 12: 7758 South Crandon Avenue



Figure 13: 7759 South Luella Avenue

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Figure 14: 7601 South Merrill Avenue



Figure 15: 7617 South Crandon Avenue



Figure 16: 7637 South Merrill Avenue

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Figure 17: 7641 South Crandon Avenue



Figure 18: 7647 South Paxton

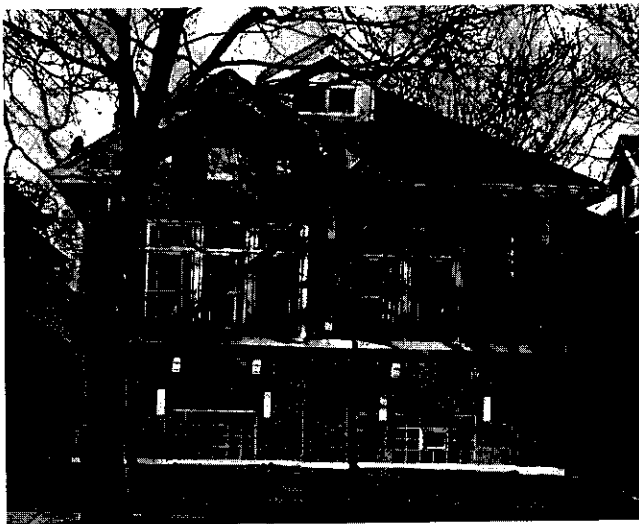


Figure 19: 7610 South Paxton Avenue

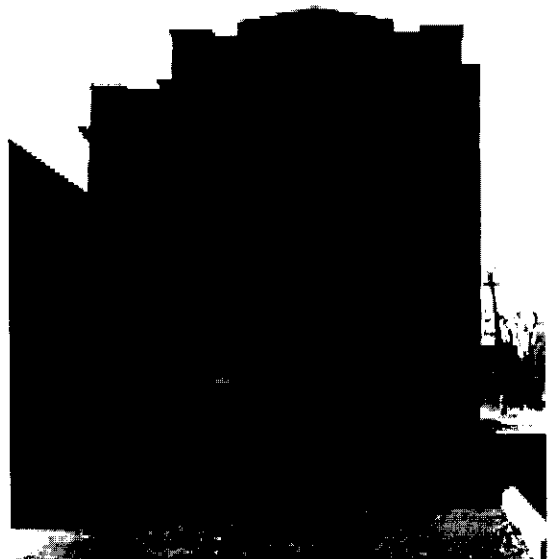


Figure 20: 7514 South Paxton Avenue

ILLINOIS, COOK COUNTY,
South Shore Bungalow Historic District,
Bounded roughly by S. Crandon Ave. on the E., E. 78th St. on the S., S. Clyde Ave. on the W., E.
75th St. on the N., Chicago, 08001168, LISTED, 12/10/08 (Chicago Bungalows MPS)

ILLINOIS, COOK COUNTY,
Talman West Ridge Bungalow Historic District, bounded roughly by N. Campbell Ave., W.
Devon Ave., N. Fairfield Ave., and W. Pratt Ave., Chicago, 08001169, LISTED, 12/10/08
(Chicago Bungalows MPS)

ILLINOIS, HENRY COUNTY,
Rehnstrom, August and Margaretha, House,
418 Locust St.,
Andover, 08001170,
LISTED, 12/10/08

IOWA, BLACK HAWK COUNTY,
Rath Packing Company Administration Building,
1515 E. Sycamore St., 208-212 Elm St.,
Waterloo, 08001162,
LISTED, 12/10/08

IOWA, JONES COUNTY,
Stone City Historic District,
12828-12573 Stone City Rd., 12392-12340 Dearborn Rd., 12381-12551 County Rd. X28,
Anamosa vicinity, 08001099, LISTED, 11/21/08

IOWA, MAHASKA COUNTY,
Ulysses Simpson Grant Elementary School,
715 B Ave. E.,
Oskaloosa, 08001163,
LISTED, 12/10/08

IOWA, POWESHIEK COUNTY,
North Grinnell Historic District,
Park to W., 6th Ave. to 11th Ave.,
Grinnell, 08001164,
LISTED, 12/10/08

KANSAS, BROWN COUNTY,
Graham, Steward, House,
115 Miami St.,
Hiawatha, 08001172,
LISTED, 12/11/08

KANSAS, FRANKLIN COUNTY,
Hanway, Judge James, House,
658 Virginia Rd.,
Lane vicinity, 08001173,
LISTED, 12/11/08